

RESTOR BACK IN APARTMENT FIELD

Importer Buys Two Houses on Central Park West Next to Science Church.

Another evidence that the investor is returning to the high class apartment house field was furnished yesterday in the report that William J. Spain, an importer, had purchased through Byrne & Bowman the two six story apartment houses at the southwest corner of Madison and West 110th streets. The houses, which are situated on a lot owned by the late John J. Spain, were valued at \$750,000 by the owners, the 110 Fifth Avenue Corporation, in which the Fred F. French Company holds an interest.

The Spain purchase is an interesting sequel to the deal reported on Wednesday, in which former United States Senator James A. O'Donoghue bought the apartment house at the northwest corner of Amsterdam and Cathedral Parkway. Like ex-Senator O'Donoghue, Mr. Spain is a resident of real estate but has figured as a purchaser for some time past.

The houses bought by Mr. Spain are known as 2 to 10 West Ninety-seventh street. They front 200 feet on the street and 100 ft. on Central Park West and return an annual rental of about \$120,000. They contain accommodations for ninety-seven tenants. The houses adjoin the First Church of Christ, Scientist, which occupies the corner of Central Park West and Ninety-sixth street. The present site, in fact, was at one time owned by the church, which planned to improve it for church purposes but subsequently sold it to operators. Joseph W. Spain, who took title in the name of the Spainville Realty Company, Clifford J. Roberts represented the sellers in the all cash transaction.

Business Properties Sold.
A. Blumenthal sold for the C. L. Investing Company to an investor 65 and 67 West Houston street, southwest corner of West 110th street, a five story business building, 50x55. The structure rents for about \$46,000 annually and was held at \$300,000. The sellers acquired the property fifteen years ago.

William H. Whiting & Co. sold for Henry B. Pope the five story business building at 68 Beekman street, on the north side, 27 feet east of Gold street. The purchaser is John L. Schinagel, a plumbing contractor, who will occupy a portion of the premises.

K. of C. Buys Bldg. on W. 51st St.
Liberty Council of the Knights of Columbus acquired the building at 414 West Fifty-first street at a cost of \$25,000. The house was opened last night as the council's club.

Multi-Family Property Deals.
The Hotel Cecil, a five story structure at the southeast corner of St. Nicholas avenue and 118th street, has been transferred by the Second Parkway Realty Company to the Laramie Realty Corporation. It stands on a lot 115x51x123.11 irregular and is a handkerchief lot.

The six story store and tenement, 25x114, at 324 East 123d street, has been sold by George W. Brettell and James Henry for the 407-409 West Thirty-sixth street Corporation. Warren McConihe president, to Max Fishberg and Harry Jackson.

Samuel Cowen sold 2049 Second avenue, a five story tenement house, with stores, to a Mr. Kantor.

Frederick G. Reynolds sold to Helen Karmenber the four story tenement at 319 Ninth avenue, 15x87.8.

M. M. Hayward & Co. sold for Rose A. Hayward the four story apartment house at 260 West Ninety-ninth street.

In the Dwelling Market.
The four story dwelling at 234 West Forty-sixth street, bought recently by Douglas Simpson, is to be taken over by the newly formed 224 West Forty-sixth street Corporation, having for directors D. Tarrow, F. A. Smith and S. Morris.

The four story dwelling, 20x100, at 60 West Forty-eighth street has been sold by an estate. It is understood to have been taken over by an operator.

Heights Congregation Buys Site.
The congregation of the Hebrew Tabernacle has purchased, presumably as a site for a new edifice, the plot 7x110 on the north side of 161st street, 100 feet west of Broadway.

The property was acquired from Mari-ann C. McDougall, represented by Forster & Thompson, as attorneys, through L. J. Phillips & Co. It adjoins the Broadway corner recently bought by Samuel H. Golding, who, with his associates, plans the erection of a taxpayer. The congregation was represented by Martin C. Anson, attorney.

Church Out of Building Project.
The Canadian Pacific's twenty-one year lease of two floors and basement in the new twenty-one story building at the southwest corner of Madison avenue and Forty-second street, which was reported in the financial section of THE NEW YORK HERALD yesterday, was negotiated by Cushman & Wakefield, managers of the building.

The building, now known as the Madison Avenue Building will hereafter be known as the Canadian Pacific Building.

The original promoters of the Madison Avenue Building were the directors of the Fifth Church of Christ, Scientist, but the financing was later taken over by a syndicate in which the William J. Taylor Company, the building, is interested. The Fifth Church of Scientist, now merely leases a portion of the southern end of the building on Forty-third street for its church home. The negotiations by the Canadian Pacific have been carried on for nearly a year.

Deals Revealed in Transfers.
The three and one half story factory building at 35 to 55 Mangin street, through to 51 to 53 Tompkins street, 100x200, have been sold by George F. Etzel to the Mang-Houss Realty Corporation.

Miss Marie Valdes, real estate director, has sold the three story building with stores at 357 Bleeker street, 16x11x70.

Semad Realty Corporation sold to George Bertran the four story flat and store at 91 1/2 West 110th street, 25x75, near Fifty-second street.

Venzel Lutter sold to John Hajek the four story tenement at 1561 Avenue A, 25x100.

Alfred J. Amend, executor, sold for \$12,000 to Jeannette Rothstein the four story tenement 340 East Eighty-first street, 25x102.

Gabriel Rosenberg sold to William Harves the four story tenement 447 West Thirty-eighth street, 25x88.9.

Millie Rosenberg sold to Harry Woolson the six story tenement 340 East Thirty-second street, 25x100.

Christine M. Brandt sold to Giovanni Guglielmetti 318 East 104th street, a four story tenement, 25x100.11.

Harry draft the four story tenement 159 Monroe street, 22x100.

Jennie Newman sold to Julius Martin the six story tenement and store at 12 Livingston street, northwest corner of Eldridge street, 25x75.

Regina Rothman sold to Sarah Schwartz the four story tenement, 1421 First avenue, 25x77.11, near Eighty-fourth street.

Peter P. Pinto sold to Julius Galt the three story dwelling at 528 West 187th street, 25x75.

Paul Hahn sold to Harry Weir the three story dwelling at 414 Beaman avenue, 25x102, near 20th street.

MORE 'VILLAGE' APARTMENTS.

Two Dwellings to Be Remodelled Into Small Suites.

More apartments for Greenwich Village will soon be provided as a result of two dwelling sales consummated yesterday. Both residences will be remodelled into small suites by the new owners. The first and largest of the two is the three story structure, 22x80, at 323 West Twelfth street, sold for Blanche B. Bland and Elise Davis Young to Helen Helmar and Thomas Brown.

The second operation involves the three story dwelling, 18x100, at 55 Charles street, which was sold for Joseph P. Richard to Victor Perard, head of the Art Department of Cooper Union. Mr. Perard will also remodel the property into apartments. Both deals were negotiated by H. P. Vaughn.

MISCELLANEOUS LEASES.

The Pinkstein Company leased the four story building at 466 Eighth avenue, 75 feet north of Thirty-third street, and opposite the Printing Crafts building for a term of years at an aggregate rental of \$250,000. It is now occupied by Devane's cafe. The new tenants will make alterations.

Albert B. Ashforth, Inc. leased from plans space to Dr. Herman Shekman in the twenty-two story Liggett Building at Madison avenue and Forty-second street. The same broker leased to Schnall Brothers in 220 Fifth avenue, Raymond and Hess in 33 West Thirty-second street, showrooms to the La Aida Pearl Company in 340 Fifth avenue, and office space in 1157 Broadway to David S. Cohen and Ashley A. Formosa.

Loton H. Slawson Company leased offices on the seventh floor in the southeast corner Thirty-sixth street and Seventh avenue to Berling, Kaufman & Levine, engineers; also executive offices to Washington, Harting Company, also the fourth floor in 129 West Twenty-second street to Beacon Costume Company; the twelfth floor to Max Plitzman; also the second floor in 15 West Fifty-third street to C. M. Hudson.

Hagstrom - Callen Company leased from plans for three years 7,000 square feet in 161 West Sixty-fourth street to the Telegraph Typewriter Company, Inc. The East River National Bank has leased the ground floor in the southeast corner of Broadway and Great Jones street for fifteen years at an aggregate rental of \$145,000.

McDonough Company leased to Solomon Bondar the store and basement in 154 and 156 West Twenty-seventh street to Siff Brothers, sixth floor in 32 West Eighteenth street, 13 Morris and Nassau streets, the first floor in 120 and 122 West Thirty-first street; to D. Palumbo, store and basement in 295 and 297 Fourth avenue, at an aggregate rental of about \$50,000; also for Albert B. Ashforth, Inc., fifth floor front in 1775 Broadway to Morris B. Friedman.

Brown Wheelock Company, Inc., leased offices in 303 Fifth avenue to the National Embroidery and Lace Works.

Frederick Fox & Co., Inc., leased the store and basement in 56 East Thirtieth street to Schaff & Harris, dealers in textiles, the store and basement in 74 University place to Timothy Kahn, druggist.

BROOKLYN TRANSACTIONS.
Charles A. Weber sold for Maria Wobbeck 1275 Katonah avenue, a three story frame tenement with store, 25x85; also a vacant lot, 25x100, on the north side of East 235th street, eighty-five feet west of Katonah avenue, to Anna S. Horv.

H. W. Sullivan sold for George McCormack his two family residence, 50x160, on Tyndal avenue, near 261st street, to a Mr. Kalish.

Schwab & Co. sold for Otto C. Boden, Jr., to the L. B. Contract Company, Inc., the one family dwelling, 16x52x95, at 1206 Fulton avenue.

J. Clarence Davies sold for Della A. Gallagher the vacant lot, 20x114, on the north side of Pelham Parkway, seventy feet west of Eastchester road.

REALTY NEWS IN BRIEF.
Former Register John J. Hopper, president of the Torrens Title League, explained to the members of the Long Island Real Estate Board a plan for the making of the Torrens law of title registration workable at a luncheon in the Cafe Boulevard yesterday noon.

Plans filed by Thomas & Teale, a Baltimore (Md.) firm of architects, indicate that the United Fidelity and Guaranty Company will spend \$125,000 in altering the buildings at the southwest corner of Liberty and William streets for its business.

J. T. Cousins will alter the Frazier residence property at 17 West Fifty-seventh street at a cost of \$140,000 from plans by G. A. Schenewald.

Cusack Company has been appointed agent for 255 West Seventy-third street and 114 West Twenty-eighth street. The latter asphalt paving company has awarded the contract for constructing a power house, manufacturing building, warehouse and pump house at its plant at Maurice, N. Y. The buildings which will replace those recently destroyed by fire will cost approximately \$750,000 and will be erected by Lewis & Garrigues. Plans and specifications for the operation were prepared by Lockwood, Greene & Co.

The annual dinner of the Westchester Real Estate Board will be held at the Hotel Astor Thursday, March 10, at 7 P. M.

J. Couper Lord is the buyer of 177 East Seventy-ninth street, recently sold through Harris, Vought & Co.

The New York Maintenance Company is the buyer of the six story building at 449 to 455 West Forty-second street, reported yesterday as having been taken over by the newly formed 441 West Forty-second street Corporation.

The regular meeting of the Harlem Property Owners' Association will be held at 8 o'clock to-night in 67 West 125th street.

Michael J. Sullivan is the buyer of the northeast corner of Park avenue and 123d street; Mary A. and Francis A. Stewart of 284 West 137th street, and the two block average Garage, Inc., the tenement at 402 East 100th street, all sold recently.

Bartholomew Sharboro is the purchaser of the seven story left building at 23 West 36th street, sold recently. He recently acquired No. 21, adjoining.

CAR BARN SALE POSTPONED.
The auction of the two car barn properties for the New York Railways Company, which was to have been held yesterday by Joseph P. Day on the steps of the County Court House, was postponed until March 2. The properties are on the blocks bounded by Fourth and Lexington avenues, Thirty-second and Thirty-third streets and on the westerly block front on Madison avenue from Thirty-fifth to Sixty-sixth street. It is the second time the sale has been postponed.

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Republicans to Decide on Question of Delay.

WASHINGTON, Feb. 2.—Suggestions that action on the House reapportionment bill be deferred until after the inauguration of President Harding were considered today by Republican members of the Senate Census Committee. Chairman Sutherland said a conference of Republican Senators might be called to determine action.

Senator Sutherland declared there was no disposition in the Senate to change the House membership as fixed by that body, nor was any decrease in the representation from Southern States contemplated in connection with the bill.

If the House measure, which would retain the present House membership of 435 by decreasing representation of some States and increasing that of others, goes over until the next session, the redistricting of States made necessary could not be considered by State Legislatures now in session and it was said that extra sessions might be necessary.

ART SALES.
ART SALES.

PUBLIC AUCTION SALE
TO-MORROW (FRIDAY) and SATURDAY, 2 P. M.

On Exhibition (TO-DAY) Thursday
Gold Drawing Room Furniture

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Removed from the Manhattan Storage and Warehouse Co., Lexington Ave. 42d St. Also the Entire Mahogany Office Equipment Belonging to a Prominent Wall Street Broker

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at 15 and 17 East 30th Street
BETWEEN MADISON AND FIFTH AVES.

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18 LIFE SIZE BRONZE FIGURES
among which are: Hero, Youth with Turtle, Young Satyr, Spring, Lady and Venus, Venus clipping Cupid's wings, Faun holding a Lamb, and a Bathing Chariot, Large figure of a Gladiator, 2 Gladiators, Autumn, and a Bathing Chariot.

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representing the following artists: Georges Washington, Saint Pierre, Von Saul, Vanucci, Mayer, Montanelli, Bruce Chubb, Charles, Munro, Bassi, Camille Maes, Alberts, Gagli, etc.

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Painting Will be Sold Saturday Afternoon.

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U. S. PUBLIC AUCTION SALE—Salvage
Branch, 65 D. G. M., Brooklyn, New York, will sell at public auction, commencing 10 o'clock, on Thursday, Feb. 4, 1921, at the Army Supply Base, 58th St. and 1st Avenue, Brooklyn, New York, an assortment of material and articles no longer needed by the government, consisting of blankets, mattresses, pillows, tents, tent flies, paulina, tent coats, aspersed underwear, miscellaneous articles of clothing, trunk lockers, steel clothing lockers, etc., and a large quantity of general operating and other articles, and some other articles. Particulars as to application to the Office in Charge.

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